



महाराष्ट्र MAHARASHTRA

2016

RK 748618

16 AUG 2017



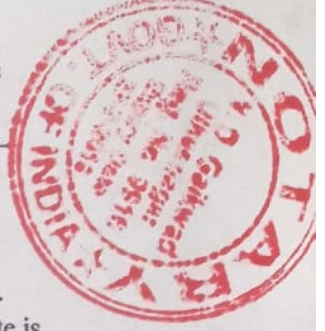
FORM 'B'

[See Rule 3(6)]

Affidavit cum Declaration

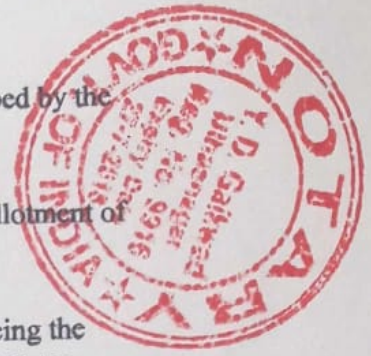
I, Mr. Prakash. M. Kataria Age 60 years. Occupation – Business , having Residence at Mohan Niwas, Punjabi Colony, Ulhasnagar – 421003 duly authorized partner of M/s LAXMI SAGAR DEVELOPERS & BUILDERS, a partnership firm incorporated under the Indian Partnership Act 1932(hereinafter referred to as “Promoter”) do hereby solemnly declare, undertake and state as under :

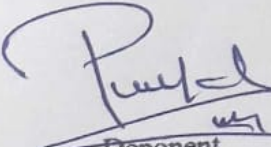


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1. That the Promoter (i.e. M/s LAXMI SAGAR DEVELOPERS AND BUILDERS) is entitled to develop and construct building/s on a parcel of land admeasuring 736.80 square meters, Plot no. 39 & 40 , Gut No. – 32/2 , CTS No. 9572, Morivali, Taluka – Ambernath, Dist. – Thane – 421501(hereinafter referred to as **“Land”**).
 2. That the promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the Title Certificate dated – 22/08/2017 issued by Advocate is enclosed/uploaded with Form **“A”** – Application for Registration of the said Project with Real Estate Regulatory Authority (**“RERA”**)
 3. That the Promoter is constructing a Project namely as **“SHIV SAGAR APARTMENT”** on the said Land which will consist of 1 building (hereinafter referred to as the said **“Building”**) with a proposed total construction built up area of 1509.2 square meters (hereinafter referred to as the **“Project”**).
 4. That the project land is free from all encumbrances & No Encumbrance certificate for the same is enclosed / uploaded with the Form **“A”**.
 5. That by May 2019 will be completed by the Promoter.
 6. That the 70% (Seventy Percent) of the amounts to be realized hereinafter by the Promoter for the said Project by the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose in accordance with the provisions of the Real Estate (Regulation And Development) Act, 2016 and rules thereunder.
 7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation And Development) Rules, 2017 (**“Rules”**).
 8. That the Promoter shall get the accounts audited within 6 (six) months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for this Project have been utilized for the same project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
 9. That the Promoter shall take all the pending approvals on time, from the competent authorities.



10. That the Promoter shall inform the authority regarding all the changes that have occurred in the information furnished under the subsection (2) of section 4 of the Act and under Rule 3 of the Rules, within 7 days of the said changes occurring.
11. That the Promoter has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
12. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment.
13. That I am executing this Affidavit cum Declaration in support of Form-A being the Application to be made for the registration of the said Project i.e. "SHIV SAGAR APARTMENT" with RERA.



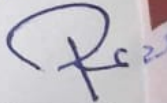

Deponent

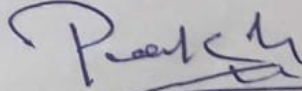
VERIFICATION

I, Mr. Prakash. M. Kataria. Age – 60 years. Occupation Business, having residence at Mohan Niwas, Punjabi Colony, Ulhasnagar – 421003 duly authorized partner of M/s LAXMI SAGAR DEVELOPERS & BUILDERS, a partnership firm incorporated under the Indian Partnership Act 1932(i.e. Promoter of the aforesaid Project) hereby verify that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed from me therefrom.

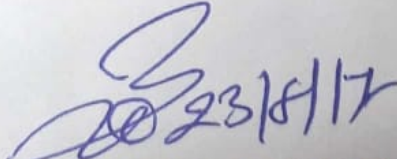
Verified by me at _____ on _____ day of _____ 2017.




Deponent



ATTESTED BY ME

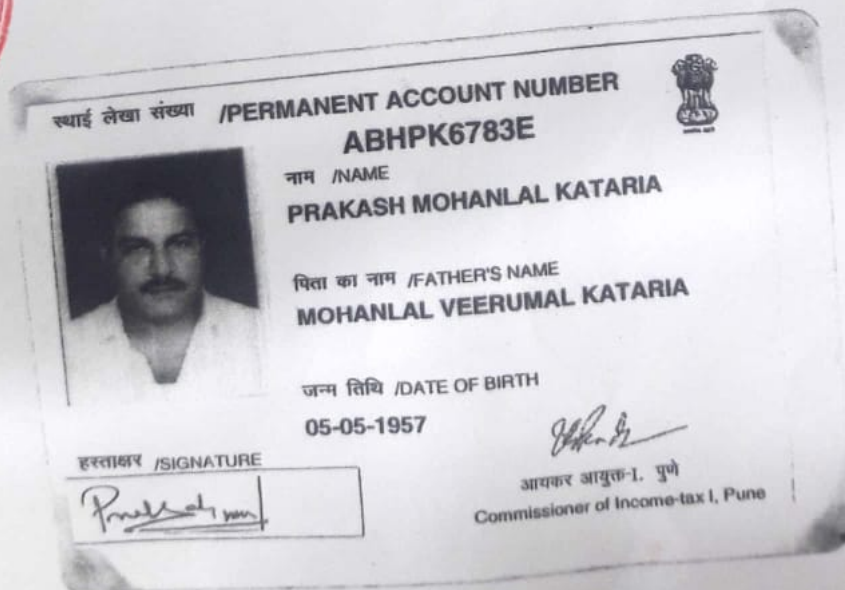

YESHWANT D. GAIKWAD
B.A., LL.B.
* NOTARY *

23 AUG 2017





P



P. Kataria